



Willsons

16b, West Street, Alford

£625 Per Calendar
Month



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Willsons

SINCE 1842

16b, West Street,
Alford, Lincolnshire,
Lincolnshire, LN13 9DG

"AGENT'S COMMENTS"

One bedroom ground floor flat located in the historical market town of Alford, close to local amenities. Property consists of one bedroom, a kitchen, living room and refurbished bathroom with bath and shower. Gas central heating throughout. Brand new oven and washing machine to be fitted.

LOCATION

Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.



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<https://www.willsons-property.co.uk>

How to apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

Holding deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling to £144.23, must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £721.15

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation

One bedroom ground floor flat located in the market town of Alford, Lincolnshire.

Living room

13'4" x 14'0" (4.08 x 4.27)

Fire door, Windows, Radiator, Air vent, Aerial, Light, Sockets and switches

Dining room

14'0" x 12'6" (4.28 x 3.82)

Rear door, Radiator, Storage, Light, Sockets and switches

Kitchen

3'9" x 7'4" (1.15 x 2.24)

Window, Radiator, Boiler, Range of wall and base units, Electric hob and oven, Sink, Light, Sockets and switches.

Bedroom

12'2" x 7'6" (3.71 x 2.29)

Window, Radiator, Aerial, Internet point, light, Sockets and switches.

Bathroom

6'0" x 5'3" (1.84 x 1.61)

Window, Radiator, Sink, Toilet, Bath and shower, Extractor fan, light, Shaving point.

Services

Gas central heating on pre paid metre, Mains electricity and mains water and sewerage.



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

